

Prepared by and return to:

Patricia D. Thomas
Post Office Box 300
Middleburg, Virginia 20118

Draft 10/23/08

Revised 10/29/08

Revised 10/30/08

TAX MAP NO. OR PIN:

PIN: 6034-96-0385 (9.92 acres)

PIN: 6034-86-8996 (10.17 acres)

Exempted from recordation tax
under the Code of Virginia (1950), as amended,
Sections 58.1-811 (A) (3), 58.1-811 (D) and from Circuit Court Clerk's fee under
Section 17.1-266

THIS DEED OF GIFT OF EASEMENT (the "Easement"), made this ____
day of _____, 2008, between PHILLIP S. THOMAS (herein called
"Grantor"), the BOARD OF SUPERVISORS OF FAUQUIER COUNTY, of the
Commonwealth of Virginia ("Grantee"), whose address is 10 Hotel Street,
Warrenton, Virginia 20186, the designations Grantor and Grantee including their
successors and assigns;

RECITALS

Whereas, the Grantor is the owner in fee simple of two (2) parcels of real property, a parcel containing 10.1700 acres, and a parcel containing 9.9188 acres, shown on plat entitled "Boundary Line Adjustment of the Lands of Phillip S. Thomas", prepared by W. Stuart Dunn, Dunn Land Surveys, Inc., dated May 22, 2003, revised May 27, 2003, recorded in Deed Book 1036, Page 1569 of the land records of Fauquier County, situated on Gap Run Road, State Route 701, Paris, Fauquier County, Virginia, containing in the aggregate 20.0888 acres, more or less, commonly known as "Liberty Hall" located near the village of Paris, Virginia, hereinafter referred to as the "Property"; and desires to convey to Grantee for the public purpose identified herein, an open-space easement over the Property as herein set forth; and

Whereas, Grantee is the governing body of a political subdivision of the Commonwealth of Virginia and a "qualified organization" and "eligible donee" under Section 170(h)(3) of the Internal Revenue Code and Treasury Regulation §1.170A-14(c)(1), is a public body under Section 10.1-700, of the Code of Virginia, 1950, as amended, and is willing to accept an open-space easement over the Property as herein set forth; and

Whereas, Chapter 461 of the Acts of 1966, codified in Chapter 17, Title 10.1, of the Code of Virginia, as amended (the "Open-Space Land Act"), declares that the preservation of open-space land serves a public purpose by curbing urban sprawl, preventing the spread of urban blight and deterioration and encouraging more economic and desirable urban development, helping provide or preserve necessary park, recreational, historic and scenic areas, and conserving land and other natural resources, and authorizes the acquisition of interests in real property, including easements in gross, as a means of preserving open-space land; and

Whereas, the Open-Space Land Act declares it to be the public policy of the Commonwealth to encourage preservation of open-space land and authorizes the Grantee to hold real property or any estate or interest therein for the purpose of preserving the natural, scenic, historic, scientific, open-space and recreational lands of the Commonwealth.

Whereas, the Property possesses significant scenic, natural, historic, and open-space values (the "Open Space Values"), the preservation of which will benefit the citizens of the Commonwealth; and

Whereas, the Comprehensive Plan of Fauquier County, Virginia (1991-2010), as adopted by its Board of Supervisors, includes the following goals: “To recognize the county’s traditionally agricultural and rural character and the need for preservation of its open-spaces and scenic beauty”; “To protect critical environmental resources and to maintain renewable natural resources so that they are not degraded but remain viable for future generations”; and “To protect and promote the agricultural industry;” and

Whereas, preservation of the present character of the Property will further the first three (3) goals of the Fauquier County Comprehensive Plan (1992-2010) adopted by the Board of Supervisors:

- 1. To sustain and enhance the quality of life of the County’s citizens.**
- 2. To recognize the county’s traditionally agricultural and rural character and the need for preservation of its open spaces and scenic beauty.**
- 3. To protect critical environmental resources and to maintain renewable natural resources so that they are not degraded but remain viable for future generations.**

Whereas, Fauquier County has recognized the importance of the continued preservation of the Property as open-space and agricultural land by providing Use Value Assessment of the Property for real property tax purposes; and

Whereas, the Property is located in the Crooked Run Valley Rural Historic District; an historic district listed on the Virginia Landmarks Register in 2004, on the National Register of Historic Places in 2004; and is adjacent to, and abuts and lies in the viewshed of Sky Meadows State Park, a property placed on the Virginia Landmarks Register and National Register of Historic Places, also in 2004; and

Whereas, the Property is located within an area of Fauquier County which is designated as a Rural Agriculture (RA) District and Rural Conservation (RC) District for zoning purposes and is located on the “Scenic Roads, Areas, & Rivers Map: (map 8.11 in the Comprehensive Plan); and

- (1.) The Property possesses significant scenic values, the preservation of which will benefit the citizens of the Commonwealth, including that the Property possesses primary viewsheds towards Ovoka Farm, and lands of Piedmont Environmental Council, and Sky Meadows State Park, as well as from the historic village of Paris. The Property is contiguous to and within the viewsheds of Sky Meadows State Park, a Virginia public park, and of the Appalachian Trail owned by the National Park Service and managed by the Appalachian Trail Conference, a publicly-supported charitable organization and of State Route 17 and U. S. Route 50 and contributes to the scenic views enjoyed by the public therefrom; and
- (2.) The Property is located near the village of Paris which is a prominent historic village in the County of Fauquier and contributes to the historic values of the vicinity, and

- (3.) The Property is an important visual element both for the village of Paris and the adjacent Ovoka Farm, and Sky Meadows State Park, and for travelers on State Route 17, a designated Virginia Scenic By-way, enters the County of Fauquier.
- (4.) The Property figures prominently in the landscape and vistas overlooking the Paris Valley; and

Whereas, the Property contains a historic structure, a stone Quaker house circa 1840, and this structure is reputed to have served as a hospital during the Civil War; and

Whereas, the Property is located within the Goose Creek Watershed, a location identified as worthy of special environmental protection in the Fauquier County Comprehensive Plan, Goose Creek being a public water supply source and having been designated a Scenic River by Act of the General Assembly of the Commonwealth of Virginia on March 25, 1976; and

Whereas, the Property is adjacent to other lands subject to open space easement held the Virginia Outdoors Foundation and The Piedmont Environmental Council, including Ovoka Farm, and lands of the PEC and the Commonwealth of Virginia's Sky Meadows State Park, and is within the viewshed of lands of the United States of America, National Park Service, and the Appalachian Trail, and contributes to the open space values of such lands under easement and public lands; and

Whereas, the Grantor and the Grantee desire to protect in perpetuity the open-space values identified in the previous paragraphs, including, but not limited to, conserving and protecting agricultural and forestal lands as natural resources, protecting rural agricultural lands by prohibiting further subdivisions, protecting water quality, protecting scenic views and protecting open-space lands currently in open-space easements, the "Open-Space Values," and intend to accomplish such protection by restricting the use of the Property as hereinafter set forth; and

Whereas, the Grantor and the Grantee desire to protect in perpetuity the Open-Space Values herein specified; and

Whereas, the Grantor and the Grantee intend to accomplish such protection by restricting the use of the Property as hereinafter set forth; and

Whereas, the Grantee has determined that the restrictions hereinafter set forth (the "Restrictions") will preserve and protect in perpetuity the open-space values (the "Open Space Values") of the Property, which values are reflected in the preceding paragraphs, the Grantee's evaluation, and the documentation of this condition of the Property as contained in its files and records; and

Whereas, the conservation purpose of this easement is to preserve and protect in perpetuity the Open Space Values of the Property; and

Whereas, the Grantee has determined that the Restrictions will limit the uses of the Property to those uses consistent with, and not adversely affecting the Open Space Values of the Property, the scenic values enjoyed by the general public, or the governmental conservation policies furthered by this easement;

Whereas, the Grantee, by acceptance of this Easement by its Board of Supervisors at its meeting of November _____, 2008, designates the Property to be retained and used for the preservation and provision of the Open-Space Values and of Open-Space land pursuant to the Open-Space Land Act; and

Whereas, the Grantor intends to convey to the Grantee by this Easement the right to preserve and protect the Open-Space Values of the Property in perpetuity and to further the public purposes established in the Fauquier County Comprehensive Plan, and to qualify the grant of such restrictions and associated rights as a qualified conservation contribution under Section 170(h)(2)(c) of the Internal Revenue Code of 1986.

NOW, THEREFORE, in recognition of the foregoing and in consideration of the mutual covenants herein and the acceptance hereof by Grantee, Grantor does hereby give, grant and convey to Grantee an open-space easement in gross over, and the right in perpetuity to restrict the use of, the Property, situated on Gap Run Road, State Route 701, Paris, Fauquier County, Virginia, containing in the aggregate 20.0888 acres, more or less, commonly known as "Liberty Hall" located near the village of Paris, Fauquier County, Virginia.

The Property is shown as Parcel identification numbers: 6034-96-0385 and 6034-96-8996 among the land records of Fauquier County and total 20.0888 acres in the aggregate. The Property shall be considered to be one parcel for the purposes of this easement, and the restrictions and covenants of this easement shall apply to the Property as a whole.

AND SUBJECT, HOWEVER, to the restriction that the Grantee may not transfer or convey the open-space easement herein conveyed to the Grantee unless the Grantee conditions such transfer or conveyance on the requirement that (1) all restrictions and conservation purposes set forth in the conveyance accomplished by this deed are to be continued in perpetuity, and (2) the transferee is an organization then qualifying as an eligible donee as defined by section 170(h)(3) of the Internal Revenue Code of 1986, as amended, and the applicable Treasury Regulations promulgated there under.

AND SUBJECT TO any and all deeds, easements, restrictions, and agreements of record, insofar as they may be lawfully applicable to the Property, and to such state of facts as are disclosed by the chain of title and the recorded plats herein mentioned.

ARTICLE I – EASEMENT

1. **PURPOSE.** The purpose of this Easement is to preserve and protect the conservation value of the Property in perpetuity by enforcing the restrictions imposed on the use of the Property by Article II, while allowing the Property to be used for all other uses by the owner as long as such uses do not interfere with the conservation value of the Property. The conservation value of the Property is its value as open-space land as more specifically identified as the Open-Space Values described in the Recitals to this Easement which are hereby incorporated.
2. **DURATION.** This Easement shall be perpetual. It is an easement in gross which runs with the land as an incorporeal interest in the Property. The covenants, terms, conditions and restrictions contained in this Easement are binding upon, and inure to the benefit of, the Grantor and the Grantee, and their respective successors, and assigns, and shall continue as a servitude running in perpetuity with the Property.
3. **NO PUBLIC ACCESS.** Although this Easement in gross will benefit the public as described above, nothing herein shall be construed to convey to the public a right of access to, or use of the Property. Grantor retains the exclusive right to such access and use, subject to the terms hereof.

ARTICLE II – RESTRICTIONS

Restrictions are hereby imposed on the use of the Property to protect the Open-Space Values of the Property pursuant to the public policies set forth above. The acts that the Grantor covenants to do and not to do upon the Property, and the restrictions that Grantee is hereby entitled to enforce, are and shall be as follows:

1. **DIVISION.** Division of the Property is prohibited. The Property shall not be sold or conveyed except as a whole. Boundary line adjustments with adjoining parcels of land are permitted and shall not be considered a prohibited division of the Property, provided that Grantee is made party to the deed creating the boundary line adjustment and at least one of the following conditions is met:

- (i) The entire adjacent parcel is subject to a recorded open-space easement conveyed to Grantee, or other public body as defined in Section 10.1-1700 of the Code of Virginia; and

- (ii) The proposed boundary line adjustment shall have been reviewed and approved in advance by the Board of Grantee or the governing body of any successor in interest to the Grantee.

By their execution of this Deed of Gift of Easement, Grantor does hereby consolidate the two parcels, and Grantee hereby consolidates the tax parcels per Virginia Code Section 15.2-2272 and 2275.

- 2. BUILDINGS AND STRUCTURES.** Grantor shall give Grantee at least thirty (30) days written notice before beginning construction or enlargement of any dwelling on the Property.

No permanent or temporary buildings or structures may be built, maintained or replaced on Property other than:

- (i) One single-family dwelling, one guest house, and non-residential outbuildings or structures commonly and appropriately incidental thereto and sized appropriately for single family use; and

- (ii) Subject to applicable zoning regulation, one (1) secondary dwelling/tenant house not to exceed 2,000 square feet of above-ground enclosed living area; and

(iii) Only buildings of an architectural character substantially similar to those standing on Ovoka and Liberty Hall may be built. The exterior of the existing Liberty Hall residence shall be maintained and preserved in its present configuration as nearly as practicable, though structural changes, alterations, additions, or other improvements as would not fundamentally alter its historic character or its setting may be made thereto by the owner, provided that prior written approval of the Grantee to such changes, alterations, additions, or other improvements, shall have been obtained, which approval shall not be unreasonably withheld; and

(iv) Farm buildings or structures, except that a farm building or farm structure not in existence on the date of this Easement exceeding 3,000 square feet in ground area may not be constructed on the Property unless prior written approval for the building or structure exceeding this limitation shall have been obtained from Grantee, which approval shall be limited to consideration of the impact of the size, height and siting of the proposed structure on the open space value of the Property; and

(v) Private roads and utilities that serve permitted buildings or structures in this Paragraph 2, unpaved farm roads may be constructed and maintained.

(vi) (a) Setback Lines A and B: No structures except conventional fencing and livestock feeding and water troughs may be built within five hundred (500) feet of the boundary lines marked Line A and Line B on the plat entitled "Composite Plat of the Land of Phillip S. Thomas and Phillip S. Thomas, LLC" by W. Stuart Dunn, Dunn Land Surveys, Inc. dated December 17, 2000, revised December 20, 2000, recorded in Plat Book 1, Page 60 and with Deed from Phillip S. Thomas and Phillip S. Thomas, LLC unto the Piedmont Environmental Council dated December 29, 2000, recorded December 29, 2000, in Deed Book 884, at Page 1917, except this restriction shall not apply to that portion of Liberty Hall lying within the Building Envelope marked on the aforesaid Composite Plat or to a two-car garage which may be built on the north side of the current Liberty Hall residence.

(b) Setback Sky Meadows and Route 701. No building or structure of any nature may be constructed or maintained on the Property within five hundred (500) feet of Sky Meadows State Park or within two hundred (200) feet of the centerline of State Route 701. This prohibition shall not apply to the construction or maintenance within the prohibited areas of (i) customary fencing, (ii) livestock feeding and water troughs, (iii) sheds not served by electricity or water, (iv) any structures built within the

“Building Envelope” shown on the Composite Plat, or (v) a two-car garage which may be built on the north side of the current Liberty Hall residence.

The prohibitions herein shall not apply to the maintenance, repair, reconstruction or refurbishment of any structures on the Property on the date of this Deed of Easement. Grantor and Grantee hereby acknowledge that some structures presently existing on the Property may not be in conformance with all provisions herein and shall, therefore, not be construed to be in violation of the terms of this Deed of Easement. Grantee shall not be entitled to bring any action against Grantor as a result of such non-conformances.

(vii) No structures exceeding forty (40) feet in height (excluding windmills, chimneys, domes, cupolas and silos which are part of or adjacent to buildings which themselves do not exceed forty (40) feet in height) may be built.

(viii) Any utilities installed after the date of this easement shall be built underground if they would otherwise be visible from any public road, from Sky Meadows State Park, or from the Appalachian Trail.

3. INDUSTRIAL OR COMMERCIAL ACTIVITIES. Industrial or commercial activities other than the following are prohibited:

(i) Agriculture including animal husbandry, aquaculture, silviculture, viticulture, horticulture, and equine activities, provided, however, that large-scale industrial or commercial operations such as wineries, race tracks or livestock feedlots are permitted only with the prior written approval of Grantee;

(ii) Temporary or seasonal outdoor activities that do not permanently alter the physical appearance of the Property, and which are consistent with the conservation values herein protected; and

(iii) Activities that can be, and in fact are, conducted within permitted buildings without material alteration to the external appearance thereof. Temporary outdoor activities involving one hundred (100) people or more, shall not exceed seven (7) days in duration without prior approval of Grantee.

4. MANAGEMENT OF FOREST. A forest stewardship plan prepared by a professional forester shall be provided to Grantee prior to any commercial timber harvesting. The primary purposes of the forest management plan shall be to maintain a working forest, improve wildlife habitat, maintain the health of the forest and conserve soil and water. At least thirty (30) days before beginning any commercial timber harvesting, a timber sales contract, pre-harvest plan or other documentation of the intended harvest shall be submitted to Grantee. Best Management Practices, as defined by the Virginia Department of Forestry, shall be used to control erosion and protect water quality when any commercial forestry or land clearing activity is undertaken. Notwithstanding the foregoing, the following shall be permissible on the Property and shall not constitute commercial timber harvesting:

(i) The cutting and removal of trees for Grantor's domestic consumption;

(ii) The cutting and removal of trees or brush in connection with the construction of permitted structures, roads, trails and fences and to accommodate other permitted activities hereunder; and

(iii) The cutting and removal of diseased or dead trees or trees, which, were they not removed, would present a hazard to health or safety.

- 5. GRADING, BLASTING, MINING.** Grading, blasting or earth removal shall not materially alter the topography of the Property except for dam construction to create private ponds, stream bank restoration and erosion control pursuant to a government permit, or as required in the construction of permitted buildings, structures, private roads, and utilities as permitted in Paragraph 2. Best Management Practices, in accordance with the Virginia Erosion and Sediment Control Law, shall be used to control erosion and protect water quality in such construction. Generally accepted agricultural activities shall not constitute a material alteration. Surface mining, subsurface mining or drilling for oil or gas on the Property is prohibited. Notwithstanding the foregoing, the removal of surface rocks or boulders for agricultural purposes or for construction of permitted structures is permitted.
- 6. ACCUMULATION OF TRASH.** Accumulation or dumping of trash, refuse, junk or toxic materials is not permitted on the Property. This restriction shall not prevent generally accepted agricultural or wildlife management practices, such as creation of brush piles, composting, or the storage of farm machinery, organic matter, agricultural products or agricultural byproducts on the Property.

7. **SIGNS.** Display of billboards, signs, or other advertisements that are visible from outside the Property is not permitted on or over the Property except to:

- (i) State the name and/or address of the owners of the Property;
- (ii) Advertise the sale or lease of the Property;
- (iii) Advertise the sale of goods or services produced incidentally to a permitted use of the Property;
- (iv) Provide notice necessary for the protection of the Property;
- (v) Give directions to visitors; or
- (vi) Recognize historic status or participation in a conservation program.

No such sign shall exceed nine square feet in size.

8. **RIPARIAN BUFFER.** To protect water quality, Grantee covenants and agrees there shall be no plowing, cultivation or other earth disturbing activity in a 100-foot buffer strip along each edge of any perennial stream Protected Stream, the "buffer area," as measured from the top of the stream bank. Within this buffer area there shall be no buildings or other structures constructed, no storage of compost, manure, fertilizers, chemicals, machinery or equipment, and no cultivation or other earth disturbing activity conducted, except as may be reasonably necessary for:

- (i) Stream bank restoration and erosion control pursuant to a government permit;
- (ii) Fencing along or within the buffer area;
- (iii) Provided the water-quality protection function of the buffer area is not impaired, removal of trees presenting a danger to persons or property and removal of diseased, dead or non-native invasive trees, shrubs or plants;
- (iv) Construction and maintenance of stream crossings which allow for unobstructed water flow and wildlife movement;
- (v) Creation and maintenance of foot or horse trails with unimproved surfaces;
- (vi) Improvement of the viewshed from the dwelling by the minimal harvesting of trees or limbing of the tree canopy; and
- (vii) Limited mowing to control non-native invasive species or protect trees and other plants planted in the buffer area.

ARTICLE III – ENFORCEMENT

- 1 RIGHT OF INSPECTION.** Grantor covenants and agrees that representatives or agents of Grantee may enter the Property from time to time for purposes of inspection and enforcement of the terms of this

Easement after permission from, or reasonable notice to, the Grantor or the Grantor's representative, provided, however, that in the event of an emergency, entrance may be made to prevent, terminate or mitigate a potential violation of these restrictions with notice to the Grantor or Grantor's representative being given at the earliest practicable time.

2. **ENFORCEMENT.** The parties agree that monetary damages would not be an adequate remedy for the breach of any terms, conditions and restrictions herein contained. Grantor hereby grants and conveys to Grantee the right to bring an action at law or in equity to enforce the Restrictions contained herein. This right specifically includes the right to require restoration of the Property to a condition of compliance with the terms of this Easement as existed on the date of the gift of the Easement, except to the extent such condition thereafter changed in a manner consistent with the Restrictions; to recover any damages arising from non-compliance, and to enjoin non-compliance by ex parte temporary or permanent injunction. If the court determines that Grantor failed to comply with this Easement, Grantor shall reimburse Grantee for any reasonable costs of enforcement, including costs of restoration, court costs and reasonable attorney's fees, in addition to any other payments ordered by the court.

3. **NATURAL CAUSES.** Notwithstanding any other provision of this Easement, Grantor shall not be responsible or liable for any damage or change to the condition of the Property caused by fire, flood, storm, Act of God, governmental act or other cause outside of Grantor's control or any prudent action taken by Grantor to avoid, abate, prevent or mitigate damage or changes to the Property from such causes.

4. **FAILURE TO ENFORCE.** The failure of Grantee to enforce any term of this Easement shall not be deemed a waiver of the right to do so thereafter, nor discharge nor relieve Grantor from thereby complying with any such term. Furthermore, the Grantor hereby waives any defense of laches, estoppel, or prescription.

ARTICLE IV – AMENDMENT

1. **GRANTEE'S PROPERTY RIGHT.** Grantor covenants and agrees that the donation of this Easement gives rise to a property right, immediately vested in Grantee, with a fair market value that is at least equal to the proportionate value that the perpetual conservation restriction at the time of the gift bears to the value of the Property as a whole at that time.

2. EXTINGUISHMENT, CONVERSION, DIVERSION. Grantor and Grantee covenant and agree that this Easement is perpetual and shall not be extinguished, and acknowledge that extinguishment of the Easement is not permitted by the Open-Space Land Act. Nevertheless, should any attempt be made to extinguish the Easement, any such extinguishment can be made only by judicial proceedings and only if such extinguishment also complies with Virginia Code Section 10.1-1704. In addition, no part of the Property may be converted or diverted from its open-space use except in compliance with the provisions of Section 10.1-1704 and the provisions of Section 170 of the Internal Revenue Code and the applicable Treasury Regulations. In any sale or exchange of the Property subsequent to an extinguishment, Grantee shall be entitled to a portion of the proceeds at least equal to the proportionate value of the perpetual conservation restriction computed as set forth in Section 1 above, but not to be less than the proportionate value that the perpetual conservation restriction at the time of the extinguishment bears to the then value of the Property as a whole. Grantee covenants and agrees to use all its share of the proceeds from the sale of the Property in a manner consistent with the conservation purpose of this easement and the Open-Space Land Act.

3. **AMENDMENT.** Grantor and Grantee, or Grantee and the then owner of the Property, may amend or modify the Easement to strengthen its terms, increase protection of the Property's conservation value and natural resources, add to the restricted property, provided that no amendment shall be allowed which affects the Easement's perpetual duration or results in any financial benefit to the Grantor or the then property owner. No amendment or modification shall be effective unless documented in a notarized writing executed by Grantee and the then owner of the Property and recorded among the land records of the Fauquier County, Virginia.

ARTICLE V – DOCUMENTATION

DOCUMENTATION. Documentation retained in the office of Grantee including, but not limited to the baseline documentation report, describes the condition and character of the Property at the time of the gift. The Documentation may be used to determine compliance with and enforcement of the terms of the Easement; however, the parties are not precluded from using other relevant evidence or information to assist in that determination. Grantor has made available to Grantee, prior to the donation, documentation sufficient to establish the condition of the Property at the time of the gift. The parties hereby acknowledge

that the documentation supplied and contained in the files of Grantee is an accurate representation of the Property.

ARTICLE VI – GENERAL PROVISIONS

1. **TITLE.** Grantor covenants and warrants that Grantor has good title to the Property, that Grantor has all right and authority to grant and convey this Easement and that the Property is free and clear of all encumbrances, including but not limited to, any mortgages not subordinated to this Easement.
2. **ACCEPTANCE.** Acceptance of this conveyance by Grantee is authorized by Virginia Code Section 10.1-1701 and is evidenced by the signature of Paul McCulla, County Administrator, by authority granted by Grantee's Board, November _____, 2008.
3. **ASSIGNMENT BY GRANTEE.** Grantee may transfer or convey this Easement to a public body, as the same is defined by the Open-Space Land Act, but only if Grantee conditions such transfer or conveyance on the requirements that;

(i) All restrictions and conservation purposes set forth in this Easement are to be continued in perpetuity; and

(ii) The transferee agrees not to convert or divert the Property from open-space land uses except as permissible under Section 170 of the Internal Revenue Code, as amended, and under Section 10.1-1704 of the Open-Space Land Act; and

(iii) The transferee then qualifies as an eligible donee as defined in Section 170(h)(3) of the Internal Revenue Code, as amended, and the applicable Treasury Regulations; and

(iv) The transferee records among the land records where the Easement is recorded an assignment of the Easement and provides written notice of such assignment to the Grantor or the then current owner of the Property.

4. NOTICES TO GRANTEE. Grantor shall notify Grantee in writing at, or prior to, closing on any inter vivos transfer or sale of the Property. Any notices, requests for approval or other communications to Grantee or any notices, responses to requests for approval or other communications to Grantor under any section of this Easement shall be in writing and sent to

the following addresses or to such addresses as may hereafter be specified in writing:

Grantee:

Board of Supervisors of Fauquier County
Care of: Fauquier County Administrator
10 Hotel Street
Warrenton, Virginia 20186

Grantor:

Phillip S. Thomas
Post Office Box 300
Middleburg, Virginia 20118

5. INCLUSION OF TERMS IN SUBSEQUENT DEEDS. This Easement shall be referenced by deed book and page number, instrument number or other appropriate reference in any deed or other instrument conveying any interest in the Property.

6. CONSTRUCTION. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the grant to affect the purposes of the Easement and the policy and purposes of Grantee. If any provision of this Easement is found to be ambiguous, an interpretation consistent with the purposes of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid. Notwithstanding the forgoing, lawful acts or uses not expressly prohibited by this Easement are permitted on the Property.

Grantor and Grantee intend that the grant of this Easement qualify as a "qualified conservation contribution" as that term is defined in Section 170(h)(1) of the Internal Revenue Code and Treasury Regulations §1.170A-14, and the restrictions and other provisions of this instrument shall be construed and applied in a manner that will not prevent this Easement from being a qualified conservation contribution.

7. **INTERACTION WITH OTHER LAWS.** This Easement does not permit any use of the Property which is otherwise prohibited by federal, state, or local law or regulation. Neither the Property, nor any portion of it, shall be included as part of the gross area of other property not subject to this Easement for the purposes of determining density, lot coverage or open-space requirements under otherwise applicable laws, regulations or ordinances controlling land use and building density. No development rights that have been encumbered or extinguished by this Easement shall be transferred to any other property pursuant to a transferable development rights scheme, cluster development arrangement or otherwise.

8. **ZONING ORDINANCE.** Notwithstanding any other provision of this Easement, Grantee's Zoning Ordinance shall apply to the Property and shall take precedence over this Easement to the extent that the Zoning Ordinance regulations are more restrictive than the terms of this Easement.

9. **MERGER.** Grantor and Grantee agree that in the event that Grantee acquires a fee interest in the Property, this Easement shall not merge into the fee interest, but shall survive the deed and continue to encumber the Property.

10. **TAX MATTERS.** The parties hereto agree and understand that any value of this Easement claimed for tax purposes as a charitable gift must be fully and accurately substantiated by an appraisal from a qualified appraiser as defined in IRS regulations (see Section 1.170A-13(c)(5)), and that the appraisal is subject to review, audit and challenge by all appropriate tax authorities. The Grantee makes no express or implied warranties that any tax benefits will be available to Grantor from donation of this Easement, or that any such tax benefits might be transferable, or that there will be any market for any tax benefits that might be transferable. By its execution hereof, Grantee acknowledges and confirms receipt of the Easement and further

acknowledges that Grantee has not provided any goods or services to Grantor in consideration of the grant of the Easement.

11. WARRANTIES. THE COUNTY OF FAUQUIER AND ANY CO-HOLDER MAKE NO EXPRESS OR IMPLIED WARRANTIES REGARDING WHETHER ANY TAX BENEFITS WILL BE AVAILABLE TO GRANTOR FROM THE DONATION OR ANY PARTIAL DONATION OF THIS EASEMENT, NOR WHETHER ANY SUCH TAX BENEFITS MIGHT BE TRANSFERABLE, NOR WHETHER THERE WILL BE ANY MARKET FOR ANY TAX BENEFITS WHICH MIGHT BE TRANSFERABLE, NOR WHETHER THIS DEED OR ANY OTHER FORM OR DOCUMENTATION PREPARED BY THE COUNTY WILL SATISFY ANY STATE OR FEDERAL REQUIREMENT, LAW OR REGULATION RELATED TO TAX CREDITS OR DEDUCTIONS FOR THE DONATION OR PARTIAL DONATION OF THIS EASEMENT.

12. RIGHT TO DESIGNATE EASEMENT CO-HOLDER. Grantee shall have the right, in its sole discretion, now and at any time in the future, to transfer part or all interest it has under this Easement to a public body as the same is defined in Section 10.1-1700 of the Open-Space Land Act. Such

transfer shall not require the consent of the Grantor or any trustee under a deed of trust which has been subordinated to this Easement, but shall be subject to the conditions and requirements of the paragraph entitled "Assignment by Grantee".

13. SEVERABILITY. If any provision of this deed or its application to any person or circumstance is determined by a court of competent jurisdiction to be invalid, the remaining provisions of this Easement shall not be affected thereby.

14. ENTIRE AGREEMENT. This instrument sets forth the entire agreement of the parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Easement.

15. CONTROLLING LAW. The interpretation and performance of this Easement shall be governed by the laws of the Commonwealth of Virginia.

16. RECORDING. This Easement shall be recorded in the land records office of the Circuit Court of Fauquier County, Virginia, and Grantee may re-record it any time as may be required to preserve its rights under this Easement.

WITNESS the following signatures and seals:

PHILLIP S. THOMAS, Grantor

COMMONWEALTH OF VIRGINIA,
COUNTY OF LOUDOUN, TO WIT:

I, _____, a Notary Public for the
Commonwealth aforesaid, hereby certify that PHILLIP S. THOMAS, Grantor,
personally appeared before me this day and acknowledged the foregoing
instrument.

WITNESS my hand and official seal this _____ day of _____, 2008.

Notary Public

My commission expires: _____ (SEAL)

Notary ID: _____

Accepted:

BOARD OF SUPERVISORS OF FAUQUIER COUNTY, VIRGINIA

A body corporate and politic

By:

Paul McCulla

Its County Administrator

COMMONWEALTH OF VIRGINIA,
COUNTY OF FAUQUIER, TO WIT:

I, _____, a Notary Public for the Commonwealth aforesaid, hereby certify that Paul McCulla, Fauquier County Administrator, personally appeared before me this day and acknowledged the foregoing instrument on behalf of the Board of Supervisors of Fauquier County, Virginia.

WITNESS my hand and official seal this _____ day of _____, 2008.

Notary Public

My commission expires: _____ (SEAL)

Notary ID: _____